

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

Date _____ Initials _____

- ☐ Determined Eligible – National Register
☐ Determined Not Eligible – National Register
☐ Determined Eligible – State Register
☐ Determine Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5SM.1558**
 2. Temporary resource number: **N/A**
 3. County: **San Miguel**
 4. City: **Telluride**
 5. Historic Building Name: **Examiner Building**
 6. Current Building Name: **Trec Building**
 7. Building Address: **232 W. Colorado Avenue**
 8. Owner Name and Address: **Trec Downtown LLC**
 P. O. Box 1739
 Telluride, CO 81435

Parcel number(s):

477901121005**THLD RATING:****Supporting to District**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252870 mE** **4202389 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 22, Block 4**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **5810 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Roof Treatment/Decorative Cornice**
21. General architectural description:
This is a two-story wood frame commercial building with an asymmetrical façade which fronts toward Colorado Avenue on the north elevation. A painted dark green glass-in-wood-frame door, with flanking sidelights and a transom light, enters the building from within a recessed entryway which is offset toward the east half of the façade. The entryway is flanked on either side by fixed-pane storefront display windows with wood-paneled kickplates. Painted dark green fluted wood columns flank the entryway and windows on the façade's first story. The upper and lower portions of the façade wall are separated by a secondary cornice. Above this cornice, the upper façade wall is clad with painted beige horizontal wood siding, with painted dark green corner boards. A hip-roofed oriel window, with three 1/1 double-hung sash windows, penetrates the east half of the façade's second story wall. A set of paired 1/1 double-hung sash windows penetrate the façade wall to the west of the projecting oriel window. A parapet roof, with a wood cornice and a projecting center section, forms the top of the façade wall. The word "TREC" is applied in block lettering to the raised center section of the parapet. This building's east and west (side) elevations are not exposed. The south (rear) elevation is covered by a large two-story addition of wood frame construction, which also covers the rear of the building next door to the west. This addition has extended the building nearly to the alley.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:

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23. Landscape or special setting features:

This property is located on the south side of the 200 block of W. Colorado Avenue in downtown Telluride, in the block between Oak and Fir Streets.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1891** Actual:

Source of information: **Sanborn Insurance maps, October 1890 and February 1893.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Sanborn Insurance maps indicate that this building was erected between 1890 and 1893. The building's façade, appearing much as it does today, is depicted in a 1909 photo on file with the Denver Public Library's Digital Images collection. A large addition has been built onto the rear (south elevation) of the original building. San Miguel County Assessor records indicate that this addition dates to 2003.

30. Original location: ☒ Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**

32. Intermediate use(s): **Commerce and Trade/Business**

33. Current use(s): **Commerce and Trade/Business**

34. Site type(s): **Two story, single-storefront, commercial building**

35. Historical background:

Sanborn Insurance maps indicate that this building was erected between 1890 and 1893, and label its use as "Printing" through the 1910s. The building was originally associated with Telluride's first newspaper, the *Telluride Daily Journal*; however it later became home to the *San Miguel Examiner*. Founded by Charles F. "Dad" Painter in 1881, the *Journal* occupied space in this building as well as in the single-story building next door to the west as early as 1890. At the turn of the twentieth century, Mr. Painter remained as the *Journal's* publisher and business manager, while F.E. Curry was the paper's editor.

The weekly *San Miguel Examiner* was established by C.A. Woodmansee and Charles G. Sumner in July of 1897. Born in Ohio in March of 1864, C.A. Woodmansee was established with a wife and young family in Grand Junction by the late 1880s. There, he worked as a printer, and learned the newspaper trade as an employee with the *Grand Junction News*. Following the tragic death of his wife at a relatively young age, Woodmansee left his children in

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the hands of relatives, and moved to Saw Pit where he published the *Saw Pit Hummer*. Colorado native Charles G. Sumner, meanwhile, had become editor of another small regional publication, the *Ophir Mail*. In July 1897, Woodmansee and Sumner pooled their resources and purchased the old *San Miguel Democrat* newspaper in Telluride, changing the publication's name to the *San Miguel Examiner*. The *Examiner* was then published as a weekly newspaper in Telluride until 1929.

36. Sources of information:

Buy, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998, pp. 108, 109.
Colorado Business Directory listings for Telluride, 1881-1950.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Telluride Daily Journal, July 7, 1896, p. 4.

Telluride Daily Journal, July 10, 1896, p. 4.

Telluride Daily Journal, July 18, 1896, p. 4.

Telluride Daily Journal, July 20, 1897, p. 4.

"Important if True." *Telluride Daily Journal*, July 20, 1897, p. 1.

Telluride Daily Journal, August 3, 1897, p. 4.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000.

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Whitacre, Christine. *Historic Building Inventory Record*, May 1986.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

Twelfth Census of the United States, 1900, San Miguel, County, Colorado.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

☒ Does not meet any of the above National Register criteria.

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Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- ☒ 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- ☒ 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Commerce, Industry, Settlement**

40. Period of significance: **1878-1913**

41. Level of significance: National: ☒ State: Local:

42. Statement of significance:

This building is historically significant for its association with Telluride's socioeconomic development, beginning before the turn of the twentieth century. In particular, it is important for its historic associations with the Telluride Daily Journal and San Miguel Examiner newspapers. The building at this location is also architecturally significant as a late nineteenth century two-story commercial building. Due to some loss of integrity, this property may be rated as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat less than optimal standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. A large addition has been built onto the rear of the original building. The historic name "EXAMINER" at the top of the façade wall has been changed to "TREC."

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Supporting to District**

45. Is there National Register district potential? Yes ☒ No

Discuss: **This property is located within the Telluride National Historic Landmark District.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☒

46. If the building is in existing National Register district, is it: Contributing ☒ Noncontributing N/A:

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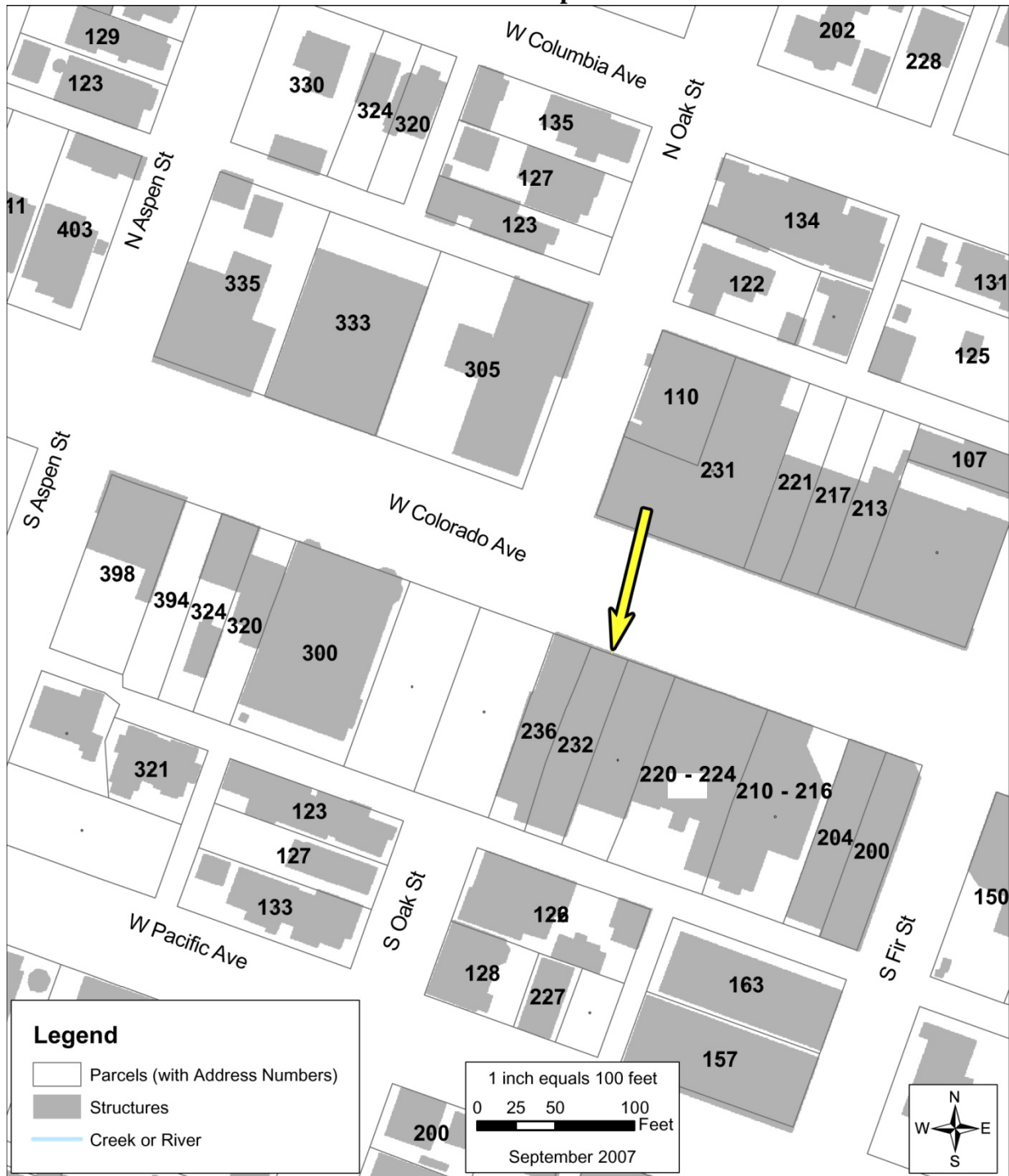
VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #4, Images 129-131	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	05/30/07; revised 4/10/2012		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams		Telluride, CO 81435
	Timothy Wilder		
51. Organization:	Cultural Resource Historians		
52. Address:	Dogwood Court		
	Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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Sketch Map



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Location Map

